



Architectural Commission Report

Meeting Date: Wednesday, April 15, 2015

Subject: **8600 WILSHIRE BOULEVARD (PL1410461)**

Request for approval of a revision to a previously approved five-story mixed use commercial/multi-family residential building. The City Council previously adopted an Environmental Impact Report for the project on November 13, 2007 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project agent: Jill Wagner – Gruen Associates

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a revision to a previously approved five-story mixed use commercial/multi-family residential building located at 8600 Wilshire Boulevard. The project was conditionally approved by the Architectural Commission at its meeting on Wednesday, August 20, 2014.

The proposed exterior revisions are a result of internal layout changes. The primary revisions relate to the scale and massing of the fourth and fifth floors; the fenestration within the living wall; and the location of the pedestrian and vehicular entries. A detailed description of the revisions has been prepared by the applicant team and is included as Attachment B of this report.

At this time, the applicant team is not requesting any revisions to the conditions previously adopted by the Architectural Commission during its meeting on Wednesday, August 20, 2014. A condition has been added to the current draft approval resolution (Attachment D) that, unless specifically modified by the resolution, all conditions of the approval contained in Resolution No. AC 59-14 shall remain in full force and effect throughout the life of the project. For reference, Resolution No. AC 59-14 is included as Attachment A of this report.

URBAN DESIGN ANALYSIS

The proposed revisions do not substantially change the overall concept of the project and appear to be consistent with the design intent and aesthetic. The fourth and fifth floors are setback further from the corners, with the massing concentrated in the mid-block areas, which will assist in further reducing the overall mass of the project. This will also create a massing design that is more consistent with the streetscape of Wilshire Boulevard and the surrounding residential neighborhoods.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is

Attachment(s):

- A. Resolution No. AC 59-14
- B. Detailed Revision Description (Applicant-prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



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filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

The City Council previously adopted an Environmental Impact Report for the project on November 13, 2007 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.



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Attachment A

Resolution No. AC 59-14

RESOLUTION NO. AC 59-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A NEW FIVE STORY MIXED USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 8600 WILSHIRE BOULEVARD (PL1410461).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Jill Wagner, Gruen Associates, agent, on behalf of the property owner, 8600 Wilshire Boulevard, LLC, (Collectively the "Applicant"), has applied for architectural approval of a new five-story mixed use commercial and multi-family residential building for the property located at 8600 Wilshire Boulevard.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city's commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the Architectural Commission with respect to the project.

Section 4. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls.

It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted duly noticed public hearings on July 16, 2014 and August 20, 2014 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the

project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the Planning Commission found contributed to the determination of the project as a "character contributing building" in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the Planning Commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. A sign program shall be returned to the Architectural Commission prior to the issuance of any business, building, or parking identification sign for the building.
2. A bamboo plant shall be installed adjacent to the electrical equipment pad and proposed columnar trees so as to provide adequate screening from adjacent properties, subject to final review and approval by Vice Chair Gardner Apatow.
3. Final lighting specifications and details shall be returned to City staff for final review and approval. All such specifications and details shall include documentation sufficient to indicate the illumination will be as represented in the renderings approved by the Architectural Commission.
4. All illumination shall be installed on a dimmer.
5. To the greatest extent possible, lighting shall be installed near the mullions to reduce the occurrence of dark lines where various pieces are joined, subject to final review and approval by City staff.
6. The back-lit illumination in the solid glass panels shall utilize a system to ensure consistent lighting times between all such panels, subject to review by the Chair and Vice Chair of the Commission at the time specification development.
7. The applicant shall indicate the type of paint, whether it be reflective, flat, or non-glare, utilized for each illuminated panel.

Standard Conditions

8. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner,

both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.

9. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
10. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
11. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
12. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
13. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

14. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

15. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

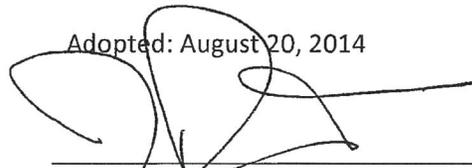
Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:



William Crouch, Commission Secretary
Community Development Department

Adopted: August 20, 2014

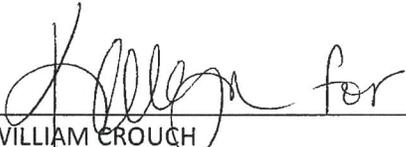


Barry Bernstein, Chair
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM CROUCH, Secretary of the Architectural Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC 59-14 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on August 20, 2014 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Commissioners Kaye, Peteris, Blakeley, Vice Chair Gardner Apatow, Chair Bernstein.
NOES: None.
ABSTAIN: None.
ABSENT: None.



WILLIAM CROUCH
Secretary to the Architectural
Commission/Urban Designer
City of Beverly Hills, California



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Attachment B

Detailed Revision Description

(Applicant-prepared)

Memorandum

<i>Project</i>	8600 Wilshire Blvd. Mixed Use Project	<i>Project No.</i>	8112
<i>To</i>	Cindy Gordon, City of Beverly Hills	<i>Memo No.</i>	020
<i>From</i>	Jill Wagner	<i>Date</i>	4/2/15
<i>Subject</i>	Architectural Commission Review of Revisions		

Subsequent to the Architectural Commission review and approval of the 8600 Wilshire Boulevard Mixed Use Project on August 20, 2014, the project has made some internal layout changes that affect the exterior. The overall design aesthetic and materiality of the building remain unchanged, however there have been some revisions to the massing of the upper villas and movement of windows within the living wall to accommodate the plan changes. Following is a description of the revisions to the project as they affect the view from the surrounding streets:

1. The overall building area remains unchanged. Internal layout changes resulted in fewer but larger units and a reduction in the number of villa units on the fourth and fifth floors of the building.
2. Villa exterior wall locations have moved to concentrate the massing in the center of the elevation along Wilshire Boulevard, leave more open space at the corner of Wilshire and Stanley Drive.
3. The mass of the building along the west property line has been held back from the adjacent property line along the Wilshire Boulevard elevation from the second level up.
4. Windows at the second and third levels, within the living wall, have been relocated.
 - a. Along Wilshire the overall quantity and size of windows remains unchanged.
 - b. Along Stanley the overall quantity has increased by two windows at the second level. The size of the remaining windows in unchanged.
5. At the ground floor, the residential pedestrian entry and vehicular entry have been moved to be immediately adjacent to each other.
6. Townhouse elevations are unchanged.

cc: 8600 Wilshire LLC, MAD



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Attachment C Project Design Plans



RENDERING_STANLEY DR/ WILSHIRE BLVD - REVISED VIEW
WITHOUT EXISTING STREET TREES

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



RENDERING_STANLEY DR/ WILSHIRE BLVD - ORIGINAL VIEW
WITHOUT EXISTING STREET TREES

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



COLORED WILSHIRE ELEVATION - REVISED VIEW

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



COLORED WILSHIRE ELEVATION - ORIGINAL VIEW

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



COLORED STANLEY ELEVATION - REVISED VIEW

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



COLORED STANLEY ELEVATION - ORIGINAL VIEW

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



COLORED CHARLEVILLE ELEVATION - REVISED VIEW

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



COLORED CHARLEVILLE ELEVATION - ORIGINAL VIEW

SCALE = N.T.S.

8600 WILSHIRE BOULEVARD, LLC

MAD 建筑师事务所

GRUENASSOCIATES

REVISION SUBMITTAL APRIL 15, 2015



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Attachment D

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A REVISION TO A PREVIOUSLY APPROVED FIVE-STORY MIXED USE COMMERCIAL/MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 8600 WILSHIRE BOULEVARD (PL1410461).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Jill Wagner, Gruen Associates, agent, on behalf of the property owner, 8600 Wilshire Boulevard, LLC, (Collectively the “Applicant”), has applied for architectural approval of a revision to a previously approved five-story mixed use commercial/multi-family residential building for the property located at 8600 Wilshire Boulevard.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s

local CEQA Guidelines. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The City Council previously adopted an Environmental Impact Report for the project on November 13, 2007 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **April 15, 2015** at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which

may tend to make the environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707

of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. Unless specifically modified by this Resolution, all conditions of approval contained in the Architectural Commission Resolution No. AC 59-14 shall remain in full force and effect throughout the life of the project.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
4. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city’s municipal code and applicable conditions imposed by any discretionary review approval.

5. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

6. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

7. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

8. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

9. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **April 15, 2015**

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission